

“B”

## Winery Comparison Analysis

**Ellman family Winery  
Use Permit #P18-00249  
Locational and Operational Criteria**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	13.52
Proximity of Nearest Residence	325 feet (east)
Number of Wineries Located Within One Mile	18
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	Yes (LOS E, existing condition)
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	Yes, SRA
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	No
Percentage of Estate Grapes Proposed	Approximately 12%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 17 Measures
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	No
High Efficiency Water Use Measures Proposed	Yes, water efficient landscape and fixtures
Existing Vineyards Proposed to be Removed	Yes, 2.86 ac.
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No



**Ellman Family Winery**  
**Use Permit #P18-00249**  
**Winery Comparison 30,000 gallons per year**

**BY APPOINTMENT WINERIES**

Name	Bldg Size	Cave size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
SLEEPING LADY WINERY	3200	0	30000	20	140	7300	450	12	7750	104	Valley Floor
DAVID ARTHUR VINEYARDS	6900	6500	30000	20	35	1820	1377	13	3197	47.85	Valley Floor
GOSECROSS CELLARS	7151	0	30000	50	350	18200	710	15	18910	11.31	Hillside
PARADIGM WINERY	4616	0	30000	10	15	780	30	1	810	26.25	Valley Floor
ANTHEM WINERY & VINEYARDS	1680	0	30000	0	0	0	260	52	260	27.23	Hillside
JUDD'S HILL WINERY	7108	0	30000	8	28	1456	0	0	1456	20.05	Valley Floor
MALDONADO WINERY	3692	2800	30000	12	30	1560	80	3	1640	11.14	Hillside
FANTESCA ESTATE	4700	6900	30000	18	100	5200	1205	43	6405	52.56	Hillside
CADE WINERY	12203	14290	30000	15	75	3900	750	15	4650	53.9	Angwin
FONTANELLA WINERY	7569	0	30000	4	10	520	220	5	740	26.44	Hillside
HOURGLASS WINERY	4700	10400	30000	10	22	1144	550	16	1694	15	Calistoga
HILLVIEW VINEYARD	7700	0	30000	16	112	5824	1430	27	7254	16.01	Valley Floor
FISHER WINERY	16200	0	30000	10	50	2600	575	23	3175	55.69	Calistoga
JOSEPH CELLARS	4941	15798	30000	75	525	27300	4560	106	31860	25.96	Calistoga
WALLIS FAMILY ESTATE	11711	0	30000	18	108	5616	225	3	5841	24.89	Hillside
HYDE WINERY	12552	0	30000	20	120	6240	400	11	6640	12.27	Carneros
YOUNG INGLEWOOD VINEYARDS	10575	0	30000	16	112	5824	1745	28	7569	16	St. Helena
EAGEL EYE WINERY	8800	0	30000	16	112	5824	1452	53	7276	13.16	Gordon Valley
H & L WINERY	5000	0	30000	20	140	7280	400	11	7680	41.15	Valley Floor
SHADYBROOK WINERY	10548	0	30000	21	147	7644	270	9	7914	11.37	MST
ROGERS WINERY	4998	0	30000	20	120	6240	300	10	6540	52.93	Valley Floor
DIODENES RIDGE WINERY	3445	5800	30000	15	90	4680	1020	41	5700	12.94	Angwin
IDEOLOGY CELLARS	8523	0	30000	15	105	5460	240	7	5700	10.09	Valley Floor
CASTELLUCCI FAMILY WINERY	12376	0	30000	50	210	10920	830	19	11750	19.3	St. Helena
MAHONEY VINEYARDS	9410	0	30000	15	84	4368	450	12	4818	10.05	Carneros
CASTLEVALE WINERY	16000	1900	30000	18	126	6552	760	40	7312	55.35	Chiles Valley
BEAUTIFUL DAY WINERY	24471	0	30000	40	385	20020	1300	28	21230	29.4	Valley Floor
BOYD FAMILY VINEYARDS	4600	0	30000	15	40	2080	11	400	2480	21.88	Valley Floor

**Ellman Family Winery**  
**Use Permit #P18-00249**  
**Winery Comparison 30,000 gallons per year**

**BY APPOINTMENT WINERIES**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
SLEEPING GIANT WINERY	12745	0	30000	10	85	4420	300	6	3212	11.41	Carneros
TOAD HALL CELLARS	5360	6000	30000	0	0	0	0	0	0	35.16	Valley Floor
MIRA WINERY	4959	0	30000	25	175	9100	400	11	9500	10.5	Valley Floor
DARMS LANE WINERY	8886	11473	30000	24	150	7800	672	27	8472	49.26	Hillside
SCARLETT WINERY (Proposed)	22536	0	30000	15	80	4160	665	27	4825	47.88	Valley Floor
<b>AVERAGE CALCULATION</b>	8783	2481	30000	19	118	6116	716	33	6796	29.65	
<b>MEDIAN CALCULATION</b>	7569	0	30000	16	105	5460	450	15	<b>5841</b>	<b>24.89</b>	
<b>ELLMAN FAMILY WINERY</b>	<b>6104</b>	<b>0</b>	<b>30000</b>	<b>15</b>	<b>70</b>	<b>3640</b>	<b>665</b>	<b>27</b>	<b>4305</b>	<b>13.52</b>	<b>Valley Floor</b>

**Ellman Family Winery**  
**Use Permit #P18-00249-UP**  
**Winery Comparison 30,000 gallons per year**

**PUBLIC WINERY PERMITS (PRE WDO)**

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Visitors	Acres	Location
COSENTINO WINERY	12850	0	30000	50	350	18200	0	0	18200	4.29	Valley floor
											Valley floor
<b>AVERAGE CALCULATION</b>	12850	0	30000	50	350	18200	0	0	18200	4.29	
<b>MEDIAN CALCULATION</b>	12850	0	30000	50	350	18200	0	0	18200	4.29	
<b>Darms Lane Winery</b>	<b>8886</b>	<b>11743</b>	<b>30000</b>	<b>24</b>	<b>150</b>	<b>7800</b>	<b>1414</b>	<b>54</b>	<b>9214</b>	<b>49.26</b>	<b>Hillside</b>